

SITE TABULATION

	PHASE I (SOP-01-121)	PHASE II, AREA A (SOP-03-54)	PHASE II, AREA B (SOP-03-102)	PHASE III (S-04-001)	PHASES I THRU III
AREA	1.91 AC.	2.48 AC.	11.93 AC.	11.28 AC.	28.78 AC.
PROPOSED USE	R-MH	R-MH	R-MH	R-MH	R-MH
AREA OF 100 YEAR FLOODPLAIN	0 AC.	0 AC.	0 AC.	0 AC.	0 AC.
AREA OF 25% OR GREATER SLOPES**	0 AC.	0 AC.	0 AC.	0 AC.	0 AC.
NET AREA	1.91 AC.	2.48 AC.	11.93 AC.	11.28 AC.	28.78 AC.
NO. OF UNITS ALLOWED (115 UNITS PER ACRE)	20	32	124	177	301
NO. OF UNITS PROPOSED	120	120	177	144 (66 APPTS/80 SFA)	331
NO. OF UNITS PROPOSED PER ACRE	10 UNITS PER ACRE	14 UNITS PER ACRE	12 UNITS PER ACRE	12 UNITS PER ACRE	12 UNITS PER ACRE
OPEN SPACE REQUIRED (25% OF NET AREA)	0.48 AC.	0.62 AC.	2.98 AC.	2.97 AC.	6.89 AC.
CREDITED OPEN SPACE PROVIDED	0.50 AC. (26.2%)	0.52 AC. (24.1%)	3.85 AC. (37.3%)	5.10 AC. (42.9%)	9.97 AC. (38.0%)
NON-CREDITED OPEN SPACE PROVIDED	0 AC.	0 AC.	0 AC.	0 AC.	0 AC.
TOTAL OPEN SPACE PROVIDED	0.50 AC.	0.52 AC.	3.85 AC.	5.10 AC.	9.97 AC.
RECREATION OPEN SPACE REQUIRED (3,500 SF PASSIVE, 1,000 SF ACTIVE) AND 400 SF PER UNIT FOR PH I & II)	1,000 SF PASSIVE (1,000 SF ACTIVE)	1,000 SF PASSIVE (1,000 SF ACTIVE)	1,000 SF PASSIVE (1,000 SF ACTIVE)	1,000 SF PASSIVE (1,000 SF ACTIVE)	1,000 SF PASSIVE (1,000 SF ACTIVE)
RECREATION OPEN SPACE PROVIDED	0	0	4,200 SF ACTIVE**	0	4,200 SF ACTIVE**
RESIDENTIAL PARKING SPACES REQUIRED (1 PER UNIT)	40	60	254	296	650
RESIDENTIAL PARKING SPACES PROVIDED	50	63	284	308	705

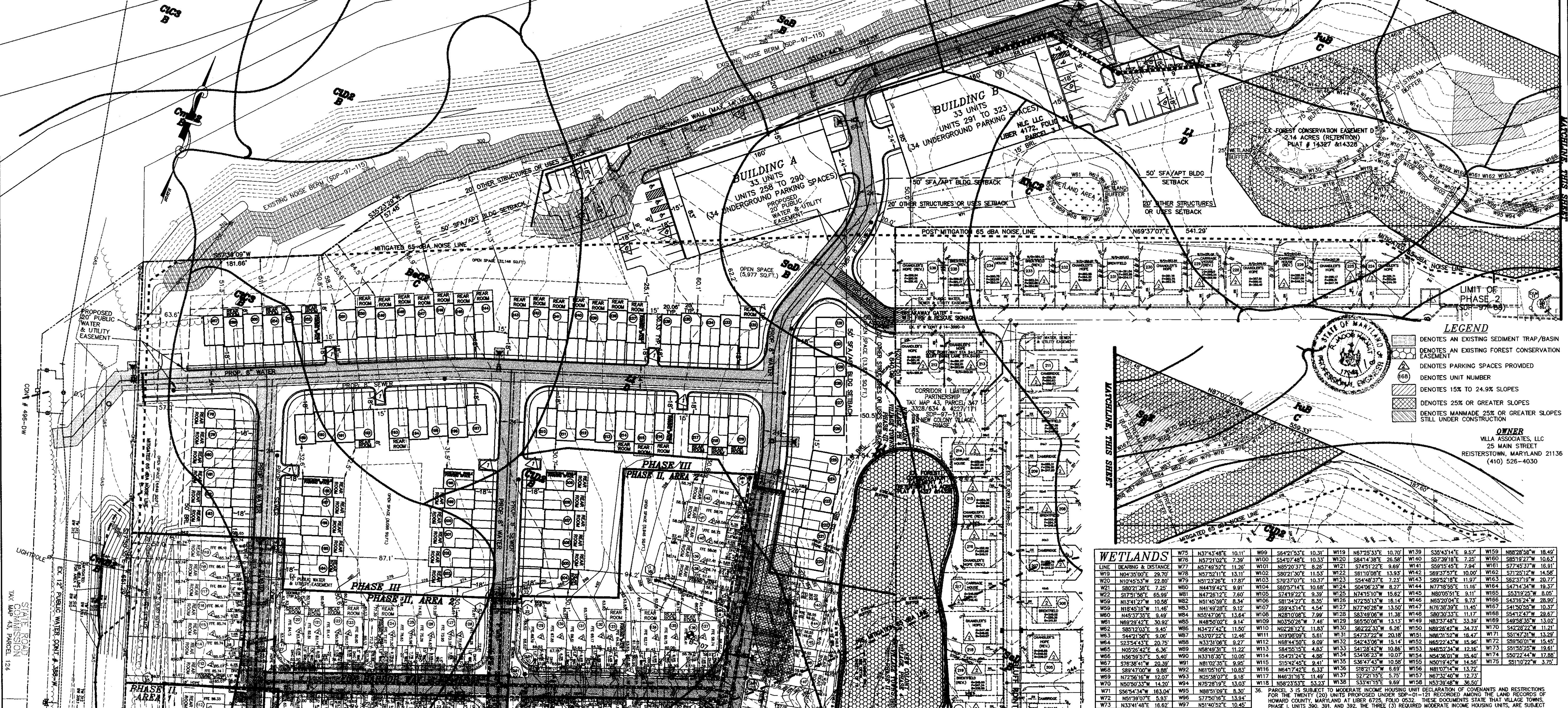
** ACTIVE RECREATION REFERS TO INDIVIDUAL SPORT RELATED ACTIVITIES INCLUDING BASKETBALL, TENNIS, OR OTHER SPORTS COURTS OR FIELDS. PASSIVE RECREATION REFERS TO PARKS, SQUARES, OR OPEN GRASSY SPACES.
** THE ACTIVE RECREATION OPEN SPACE PROVIDED UNDER SOP-03-102 BY A MULTI-PURPOSE SPORTS COURT ON MAIDEN POINT PLACE.

SOILS DESCRIPTION

BK2C2 BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
 CD3 CHILLUM GRAVELLY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
 CH2C CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED --- TYPE B
 LU LUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES --- TYPE C
 KHC2 KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
 LEONARDTOWN SILT LOAM --- TYPE D
 S4 SANDY AND CLAYEY LAND, GENTLY SLOPING --- TYPE B
 Sd SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE B
 SdC SANDY AND CLAYEY LAND, MODERATELY STEEP --- TYPE B

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

VICINITY MAP
 SCALE: 1" = 100'



LEGEND

- Denotes an existing sediment trap/basin
- Denotes an existing forest conservation easement
- Denotes parking spaces provided
- Denotes unit number
- Denotes 15% to 24.9% slopes
- Denotes 25% or greater slopes
- Denotes manmade 25% or greater slopes still under construction

OWNER:
 VILA ASSOCIATES, LLC
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 (410) 526-4030

WETLANDS

LINE	BEARING & DISTANCE	W75	W76	W77	W78	W79	W80	W81	W82	W83	W84	W85	W86	W87	W88	W89	W90	W91	W92	W93	W94	W95	W96	W97	W98	W99	W100																								
W75	N37°43'48"E 10.11'	W76	N57°21'02"E 7.39'	W77	N67°02'42"E 11.28'	W78	N57°28'11"E 13.11'	W79	S70°32'28"E 17.87'	W80	N44°18'42"E 9.91'	W81	N47°28'12"E 7.60'	W82	N51°45'59"E 8.34'	W83	N41°49'28"E 9.12'	W84	N52°47'06"E 13.64'	W85	N48°20'02"E 8.14'	W86	N34°27'42"E 11.80'	W87	N33°07'22"E 12.46'	W88	N33°01'08"E 9.27'	W89	N89°40'12"E 11.22'	W90	N33°18'30"E 10.00'	W91	N81°02'38"E 9.95'	W92	N83°05'10"E 10.83'	W93	N52°38'07"E 8.18'	W94	N75°28'19"E 13.05'	W95	N88°51'09"E 8.30'	W96	N71°50'18"E 13.84'	W97	N32°44'52"E 15.82'	W98	N50°32'24"E 8.72'	W99	S64°21'53"E 10.31'	W100	S64°14'38"E 10.33'

- ### GENERAL NOTES:
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WARNERS INDICATED.
 - PROJECT BACKGROUND:
 LOCATION: TAX MAP 43 - PARCEL 3 - BLOCK 3.
 ZONING: R-MH.
 ELECTION DISTRICT: 6901-02.
 DPZ REFERENCE: S-94-39; SOP-96-20; SOP-01-121; SOP-03-102; WP-03-89.
 DEED REFERENCE: LIBER 6254, FOLIO 0674.
 GROSS AREA OF TRACT: 26.79 AC. (INCLUDES PHASES I & II).
 AREA OF THIS SUBMISSION (PHASE III): 11.88 ACRES.
 PROPOSED USE: RESIDENTIAL (SINGLE FAMILY ATTACHED & APARTMENT).
 OPEN SPACE PROVIDED: 2.97 ACRES OR 25%.
 RECREATION OPEN SPACE PROVIDED: 4.200 SQ. FT. ACTIVE PROVIDED UNDER SOP-03-102.
 RECREATION OPEN SPACE REQUIRED: 1,000 SF PASSIVE (1,000 SF ACTIVE) AND 400 SF PER UNIT FOR PH I & II.
 DEED REFERENCE: LIBER 6254, FOLIO 0674.
 GROSS AREA OF TRACT: 26.79 AC. (INCLUDES PHASES I & II).
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 - BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY ON OR ABOUT MARCH 1995 AND SUPPLEMENTED BY TOPOGRAPHIC SURVEY ON OR ABOUT SEPTEMBER 2002 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43A1 & 43A2.
 STA. NO. 43A1 N 552.01811 E 1370.625810
 STA. NO. 43A2 E 550.784343 ELEV. 292.55
 * STD. CONC. MON. SET FLUSH WITH SURFACE, SOUTH OF WEST BOUND LANE OF RT 175 WEST OF I-95
 * STD. CONC. MON. SET FLUSH WITH SURFACE, SOUTH OF WEST BOUND LANE OF RT 175 WEST OF I-95
 - ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. LOCAL TRAVELWAY PAVING IS TO BE TYPE P-2 PAVING.
 - HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
 - ALL ROADS AND STORM DRAIN SYSTEMS IN THIS DEVELOPMENT ARE PRIVATE.
 - STORMWATER MANAGEMENT FOR THIS PHASE AND PHASE II ARE PROVIDED BY A WET POND DESIGNED UNDER SOP-03-102. WATER QUALITY IS BEING PROVIDED BOTH BY DRY SWALES AND THE WET POND. RW IS BEING PROVIDED BY A DRY SWALE.
 - THERE ARE NO EXISTING STRUCTURES ON THIS PHASE.
 - NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994. TO THE BEST OF THE KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON-SITE.
 - FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995, APPROVED UNDER SOP 96-20. NO FLOODPLAIN EXISTS IN THIS PHASE OF DEVELOPMENT.
 - WETLAND DELINEATION PERFORMED BY MILMAN ENVIRONMENTAL SERVICES, INC. IN JUNE 2003. DELINEATION IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - APPO ROAD FACILITIES TEST EVALUATION PREPARED BY THE MARS GROUP IN APRIL 2003.
 - WATER WILL BE PUBLIC. EXTENSION OF CONTRACT #14-4125-D. SEWER WILL BE PRIVATE.
 - ON-SITE FOREST CONSERVATION EASEMENT 6.52 AC.(RETENTION) HAS BEEN PROVIDED UNDER NEW COLONY VILLAGE, PHASE 4 (SOP-97-115). A THIRD OF THE 20.67 ACRES OF REFORESTATION REQUIRED (6.89 ACRES) HAS BEEN SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A UNDER NEW COLONY VILLAGE, PHASE 4. THE REMAINING 13.78 ACRES OF REFORESTATION REQUIRED HAS BEEN DIVIDED BETWEEN THE REMAINING PHASES OF THE PROJECT. ONE-THIRD OR 4.593 ACRES OF REFORESTATION WAS REQUIRED AS PART OF EACH PHASE. THIS REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SOP-00-70), PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$100,035.54 FOR PHASE 6 (SOP-01-121), AND OFF-SITE REFORESTATION OF 4.243 ACRES ON ROMIT FARM, TAX MAP 2, PARCEL 61 (SEE P.O.F.C.E. PLAT NO. 15440) FOR PHASE 7 (SOP-02-044).
 - FLAT OF FOREST CONSERVATION (FOR ON-SITE RETENTION) AND PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT FOR NEW COLONY VILLAGE WAS RECORDED AS PLAT #14344-14345 (7-00-11) AND AS A PLAT OF OFF-SITE FOREST CONSERVATION EASEMENT FOR ROMIT FARM FOR 4.243 ACRES UNDER PLAT # 15440 FOR NCV, PHASE 7 (SOP-02-044).
 - LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER THE SITE DEVELOPMENT PLAN STAGE.
 - PER SECTION 126 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - ZONING AND SETBACK CRITERIA BASED ON R-15 AS ALLOWED UNDER R-MH ZONING SECTION 128.G.
 - THE INDIVIDUAL ATTACHED HOUSES ARE RESTRICTED TO A MAXIMUM 40 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE. THE APARTMENT BUILDINGS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 40 FEET.
 - PARKING REQUIREMENTS AS PER ZONING SECTION 133.0(3):
 BUILDING A: APARTMENTS - 3 STORY - 33 UNITS
 33 UNITS X 2 SPACES PER UNIT = 66 SPACES
 (34 OF THE 66 SPACES ARE IN AN UNDERGROUND PARKING GARAGE)
 BUILDING B: APARTMENTS - 3 STORY - 33 UNITS
 33 UNITS X 2 SPACES PER UNIT = 66 SPACES
 (34 OF THE 66 SPACES ARE IN AN UNDERGROUND PARKING GARAGE)
 TOTAL PARKING REQUIRED = 292 SPACES
 PARKING PROVIDED = 308 SPACES INCLUDING 5 HANDICAPPED SPACES (137 FOR APPTS & 171 FOR SFA)
 - NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION, OTHER THAN THAT WHICH WAS APPROVED UNDER WP-03-89.
 - THE ENTIRE DEVELOPMENT EXCLUDING THE UNITS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
 - THE SINGLE PARKING SPACES SHOWN ON THESE PLANS ARE FOR UNITS 198, 199, 206, 216, 237, AND 252.
 - UNDER COUNTY BOARD RESOLUTION 14-2005, PORTION OF OLD WATERLOO ROAD LOCATED ADJACENT TO THE SOUTHWEST PROPERTY LINE HAS BEEN ABANDONED. THIS ABANDONED RIGHT-OF-WAY IS OWNED BY NCV, LLC AND ZONED M-1.

project	2002-056	date	MAR 2005
illustration	engineering	scale	1" = 50'
approval	SID	no.	
revisions	JBM	date	

VILLAGE TOWNS, PHASE III
 TAX MAP 43 - PARCEL 3 - GRID 3
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
 SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors Planners Engineers
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0256 Bldg. (301) 621-5521 Wash. (410) 997-0298 Fax

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